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**State Budget and Control Board**  
OFFICE OF STATE BUDGET

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1201 MAIN STREET, SUITE 870  
COLUMBIA, SOUTH CAROLINA 29201  
(803) 734-2280  
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LES BOLES  
DIRECTOR

April 29, 2008

The Honorable Hugh K. Leatherman, Sr., Chairman  
Joint Bond Review Committee  
111 Gressette Senate Office Building  
Columbia, South Carolina 29201

Dear Senator Leatherman:

The Office of State Budget submits the following items for review at the May 7, 2008 meeting of the Joint Bond Review Committee.

From the General Services Division:

- 1) Department of Education Lease
- 2) Office of Regulatory Staff Lease
- 3) Greenville Technical College Operating Lease
- 4) Department of Health and Human Services Lease

From the Office of State Budget:

- 5) Summary 7-2008, including 20 permanent improvement project requests and five land acquisitions.

If you have any questions or need additional information on these items, please call me at 737-0699.

Sincerely,

A handwritten signature in cursive script, reading "Carol P. Routh".

Carol P. Routh  
Assistant Director, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Lib Croft, Scott English, Grant Gillespie, Justin Evans, Frank Rainwater, Rick Harmon, Nat Kaminski, Les Boles, Charles Shawver, Stephen Gardner, John White, Patricia Dennis, Alyson Goff, John McEntire, Monica Scott, Scott Ludlow, Jim Berry, Marsha Kjoller, Cathy Swartz, Betty Jenkins, Tom Quasney, Shirley Wilson, Carole Collins, Dan Marlow, David Simms, Larry Parker

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 7, 2008

Regular Agenda

**1. Submitted by:**

- (a) Agency: General Services Division
- (b) Authorized Official Signature:

  
M. Richbourg Roberson, Director

**2. Subject:** Department of Education Lease

**3. Summary Background Information:**

The Department of Education (DOE) requests approval to lease from Edens Landmark Partners-87, 17,206 square feet on the first floor of the Landmark 1 building located at 3600 Forest Drive in Columbia. The leased space will house DOE's Division of Educational Services, which consists of the following programs: Community and Parent Services, Public School Choice, Regional Services, Technology Services and Youth Services. The division is currently housed in multiple locations, one of which is the Landmark 1 building. The proposed lease will consolidate the division into one location. The new lease was negotiated after DOE, as a tenant at Landmark 1, became aware that space had become available that would allow the division to consolidate its programs in one location. Comparables of similar state agency office space leased in the Columbia area are as follows:

Lease Date	Agency/Location	Rate
12/06	Department of Consumer Affairs 3600 Forest Drive, Suite 300	\$ 16.00
10/06	Commission on Human Affairs 2611 Forest Drive, Suite 200	\$ 13.80
12/07	Department of Education 3700 Forest Drive, Suite 500	\$ 15.00

The lease term will be five years and will be effective upon completion of renovations, estimated to be September 1, 2008. Rent will be \$20,790.58 per month or \$249,487.00 per year (\$14.50 per square foot annually) for the first year of the lease. Thereafter, rent increases by \$0.35 per square foot annually. Renovations in the amount of \$183,405.60 will be made to the leased space. DOE is responsible for \$122,881.75 of the renovation costs above the rent paid. No option to purchase the property is included in the lease.

After the first year, actual operating cost increases are capped at five percent per year. Assuming operating expenses increase at five percent per year, the maximum rent over the term of the lease is as follows:

Year	Date	Base	Operating	Rate/SF	Rent
1	9/1/08	8.88	5.62	14.50	249,487.00
2	9/1/09	9.23	5.90	15.13	260,326.78
3	9/1/10	9.58	6.20	15.78	271,510.68
4	9/1/11	9.93	6.51	16.44	282,866.64
5	9/1/12	10.28	6.83	17.11	294,394.66
	Total				\$1,358,585.76
	Average			\$15.79	\$271,717.15

DOE has adequate funds for the lease according to a Budget Approval Form submitted April 15, 2008, which also includes a multi-year plan. Lease payments will be made from state appropriations provided to DOE.

The space allocation of the new lease is 11,580 square feet for staff (69 FTEs at 167.83 square feet per FTE). The remaining 5,626 square feet is to be utilized for non-staff requirements such as storage, conference rooms, reception areas, work areas, library, break room and computer server area. An environmental assessment dated September 22, 1999 was performed on the subject property. The findings revealed no substantial environmental concerns and the study recommended no further environmental hazard remediation, assessments or investigations.

The lease was approved by Dr. Jim Rex, Superintendent of Education and by Joe Edens, President of Edens Landmark Partners-87.

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**4. What is JBRC asked to do?** Approve the proposed five year lease for the Department of Education's Division of Educational Services at the Landmark 1 building in Columbia.

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**5. What is recommendation of the General Services Division?** Approval of the proposed lease.

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**6. List of Supporting Documents:**

- (a) Letter from DOE dated April 25, 2008
- (b) SC Code Section 1-11-55 and 1-11-56



South Carolina  
Department of Education

Jim Rex  
*Superintendent of Education*

Together, we can.

April 25, 2008

Mr. M. Richbourg Roberson  
Director  
South Carolina Budget and Control Board  
General Services Division  
1201 Main Street  
Suite 420  
Columbia, SC 29201

Dear Mr. Roberson:

Due to the South Carolina Department of Education's (SCDE) need to return several offices to the Rutledge building for efficiency and practical purposes; it is apparent that there is a shortage of space. Because of this, we are requesting relocation to the Landmark location. In light of this request we are currently seeking approval from the Joint Bond Review Committee (JBRC), which meets on May 7, 2008, and the Budget and Control Board (B&CB), which meets on May 13, 2008. I will be attending both of these meetings, as will my assistant, Danielle Knight.

The Division of Educational Services is comprised of five offices with a current total of sixty-one employees, though we anticipate increasing our number of staff. Currently our division is divided among six floors and two off site locations, one of which is the Landmark location. We have seen the available space and have determined that it would provide our division the opportunity to work more effectively. Because the SCDE currently has offices in this location, costs would be saved in the areas of courier services and technology set up. We also feel that it would be more efficient to have our staff located in one area.

We feel that this request should be approved because the Rutledge building is currently over-crowded. It is impossible to group offices in a way that allows them to work efficiently and productively. If our division is allowed to move, it would then make space available and would eliminate over-crowding. Other divisions could then move their offices in a way that would be more practical.

We are prepared to move forward and are happy to provide your offices with any information you require. Please do not hesitate to contact me or my assistant, Danielle Knight at 803-734-6114 or at [dknight@ed.sc.gov](mailto:dknight@ed.sc.gov).

Sincerely,

Cleo Richardson  
Deputy Superintendent  
Division of Educational Services

#### **SECTION 1-11-55. Leasing of real property for governmental bodies.**

- (1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.
- (3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.
- (4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.
- (5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

#### **SECTION 1-11-56. Program to manage leasing; procedures.**

- The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:
- (1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;
  - (2) establishing standards for the quality and quantity of space to be leased by a requesting agency;
  - (3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:
    - (a) a nonappropriation for the renting agency,
    - (b) a dissolution of the agency, and
    - (c) the availability of public space in substitution for private space being leased by the agency;
  - (4) rejecting an agency's request for additional space or space at a specific location, or both;
  - (5) directing agencies to be located in public space, when available, before private space can be leased;
  - (6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and
  - (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 7, 2008

Regular Agenda

**1. Submitted by:**

- (a) Agency: General Services Division
- (b) Authorized Official Signature:



M. Richbourg Roberson, Director

**2. Subject:** Office of Regulatory Staff Lease

**3. Summary Background Information:**

The Office of Regulatory Staff (ORS) requests approval to lease 23,458 square feet on the 8<sup>th</sup> and 9<sup>th</sup> floors at 1401 Main Street in Columbia. The property is owned by MS Joint Venture. The space will house all employees and accommodate all of the space needs of ORS. The agency's current lease expires August 31, 2008. The new lease was negotiated after a solicitation for space was made and proposed sites were visited. ORS will save over \$115,000 per year under the new lease versus renewing the lease at their current location. Comparables of similar state agency office space leased in the Columbia area are as follows:

Lease Date	Agency/Location	Rate
03/06	Lottery Commission 1333 Main Street	\$ 15.00
01/02	Worker's Compensation Commission 1612 Marion Street	\$ 16.25
10/07	Commission on Indigent Defense 1330 Lady Street	\$ 16.50

The lease term will be seven years, with two options of five years each, and will be effective on September 1, 2008. Rent will be \$23,625 per month or \$283,500 per year (\$12.09 per square foot annually) for the first year. Thereafter, the base rent increases by \$1.45 per square foot annually in the second and third years, and by an additional \$0.89 per square foot annually in years four through seven. Should ORS elect to extend the lease beyond the initial seven-year term, the base rental portion drops by \$1.31 to \$7.14 in year eight and will increase each year thereafter by \$0.22 per square foot annually. The square foot amounts are rounded figures. ORS may occupy or use an additional 809 square feet on the eighth floor that is currently unoccupied and will have right of first refusal to rent the space at the same cost per square foot as the 23,458 square feet. MS Joint Venture is responsible for upfit to all leased areas and the additional space described. ORS will reimburse MS Joint Venture \$47,000 of the total upfit costs of \$269,717. No option to purchase the property is included in the lease. MS Joint Venture is providing 85 parking spaces at a cost to employees of \$20-\$25 per parking space.

After the first year, actual operating cost increases are capped at five percent per year. Assuming operating expenses increase at five percent per year, the maximum rent over the term of the lease is as follows:

Year	Date	Base	Operating	Rate/SF	Rent
1	9/1/08	6.11	5.98	12.09	283,500.00
2	9/1/09	7.56	6.28	13.84	324,658.72
3	9/1/10	7.56	6.59	14.15	331,930.70
4	9/1/11	8.45	6.92	15.37	360,549.46
5	9/1/12	8.45	7.27	15.72	368,759.76
6	9/1/13	8.45	7.63	16.08	377,204.64
7	9/1/14	8.45	8.01	16.46	386,118.68
Initial Term Total					2,432,721.96
Initial Term Average				14.82	347,531.71

ORS has adequate funds for the lease according to a Budget Approval Form submitted March 3, 2008, which also includes a multi-year plan. Lease payments will be made from ORS revenue from assessments of the utilities they regulate.

The space allocation for the new building is 13,890 square feet for staff (85 FTEs at 163 square feet per FTE). The remaining area will be utilized for non-staff requirements such as storage, conference rooms, reception area, work areas, library, break room and data processing and computer server areas. The building was constructed in or around 1977, and no environmental assessment has been performed on the subject property. Landlord asserts that no materials containing asbestos were used in the building's construction.

The lease was approved by Dan F. Arnett, Chief of Staff, on behalf of ORS and by Melinda G. Parrish, Managing Partner, on behalf of MS Joint Venture.

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**4. What is JBRC asked to do?** Approve the proposed seven-year lease and two optional additional five-year extensions for the Office of Regulatory Staff.

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**5. What is recommendation of the General Services Division?** Approve the proposed lease and two optional additional five year extensions.

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**6. List of Supporting Documents:**

- (a) Letter from ORS dated April 15, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



April 15, 2008

Ed Dickson  
Division of General Services  
1201 Main Street, Suite 420  
Columbia, SC 29201

Re: Request for Board approval of the lease for ORS office space

Dear Mr. Dickson:

The Office of Regulatory Staff is currently located at 1441 Main Street in downtown Columbia. Our lease expires on August 31, 2008. Through the solicitation process we have been able to secure a proposal at very favorable terms and conditions for the building located at 1401 Main Street next door to our current site. Below is a comparison of the proposed rates we received from our solicitation (not including the current site at 1441 Main):

Comparables:

<b>1401 Main St.</b>	<b>\$12.09 per foot</b>
1310 Lady St	14.50
1330 Lady Street	15.00
Landmark 1 Forest Dr.	15.00
The Tower	16.25
Parklane	17.50
Meridian	18.95

Our current space at 1441 Main is actually subleased from Wachovia Bank; the proposed annual expense, if we were to sign a new lease at this location, is \$399,000. The annual expense at 1401 Main will be \$283,500. Attached for your review is additional information about the specific terms of the lease for 1401 Main and how the costs compare to those at our current location.

We have completed all negotiations and, in conjunction with the State Building and Property Services, a lease has been drafted. The landlord and the ORS have executed the lease. We respectfully request that the Board grant approval of the lease.

If you need any further information, please feel free to contact me at 737-0804 or our Executive Director, C. Dukes Scott at 737-0805.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Arnett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dan Arnett  
Chief of Staff

Enclosure

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

- (1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.
- (3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.
- (4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.
- (5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

**SECTION 1-11-56. Program to manage leasing; procedures.**

The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:

- (1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;
- (2) establishing standards for the quality and quantity of space to be leased by a requesting agency;
- (3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:
  - (a) a nonappropriation for the renting agency,
  - (b) a dissolution of the agency, and
  - (c) the availability of public space in substitution for private space being leased by the agency;
- (4) rejecting an agency's request for additional space or space at a specific location, or both;
- (5) directing agencies to be located in public space, when available, before private space can be leased;
- (6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 7, 2008

Regular Agenda

**1. Submitted by:**

- (a) Agency: General Services Division
- (b) Authorized Official Signature:

  
M. Richbourg Roberson, Director

**2. Subject:** Greenville Technical College Operating Lease

**3. Summary Background Information:**

The Greenville County Commission on Technical Education requests approval of an operating lease associated with the construction and use of a new facility to be located on the Greenville Technical College (GTC) Brashier Campus at 1830 W. Georgia Road in Simpsonville. Brashier Charter, LLC will lease a  $\pm$  5.0 acre tract of land from GTC for \$1.00 per year, for 30 years, and construct a 53,000 square foot facility. Brashier Charter, LLC was organized specifically for the development and management of the new facility and is owned by Greenville Tech Foundation, Inc., the support foundation of GTC.

Under the terms of the operating lease, Brashier Charter, LLC will lease the facility to GTC for a term of approximately 30 years beginning upon completion of the construction of the facility, estimated to be July 1, 2009. Rent will be the debt service payments owed by Brashier Charter, LLC, calculated based on the cost of the facility and associated loan rates and legal costs, estimated to be \$45,783.17 per month or \$549,398.00 per year (\$10.37 per square foot annually) for 30 years. Comparables of similar state agency office space leased in the Greenville area are as follows:

Lease Date	Agency/Location	Rate
1/04	Vocational Rehabilitation 301 North Main Street	\$ 16.49
11/04	Department of Social Services 714 North Pleasantburg Drive	\$ 14.10
2/07	Department of Social Services 37 Villa Road, B-135	\$ 14.37

GTC's estimated maximum rent under the operating lease agreement over the term of the lease is \$16,481,940 (\$549,398 annually), but in no event will the maximum rent exceed \$17,700,000 (\$590,000 annually). Under a sublease, Brashier Middle College will reimburse GTC a portion of its rent by paying an estimated maximum rent over the term of that lease of \$8,172,295.25. In addition to rent, GTC and Brashier Middle College will be responsible for all maintenance, utilities and operating costs. Brashier Middle College will be responsible for 37.5 percent of the facility's maintenance and operating costs for the first year of the lease term and for 50 percent thereafter. GTC will be responsible for the remaining share of such costs.

GTC has adequate funds for rent under the operating lease agreement according to a Budget Approval Form submitted April 3, 2008, which also includes a multi-year plan. GTC's lease payments will be made from the state appropriations it receives based on the number of full-time students, state lottery tuition grants, and student tuition and fees.

The space allocation for the new building is 28,750 square feet for classrooms, a gymnasium, a library/media center, computer areas, common areas and hallways. The remaining 24,250 square feet will be utilized by Brashier Middle College. An environmental assessment dated July 29, 1993 was performed on the subject property. The findings revealed no substantial environmental concerns and the study recommended no further environmental hazard remediation, assessments or investigations.

The lease was approved by the Greenville Tech Foundation, Inc. at its meeting on March 20, 2008, by the Commission on Higher Education at its meeting on April 3, 2008, by the State Board for Technical and Comprehensive Education at its meeting on April 8, 2008, and by Brashier Charter, LLC by resolution dated January 22, 2008.

- 
- 4. What is JBRC asked to do?** Approve an operating lease agreement between GTC and Brashier Charter, LLC for a period of 30 years for a new facility to be constructed and jointly used by Brashier Middle College on the GTC Brashier Campus in Simpsonville.
- 

- 5. What is recommendation of the General Services Division?** Consider approval of the proposed leases.
- 

**6. Supporting Documents:**

- (a) Letter from Greenville Technical College dated March 27, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



Thomas E. Barton, Jr.  
President

### Area Commission

Robert A. Wilson  
Chairman  
Greenville Plastic Surgery, P.A.

Paul O. Batson, III  
Batson Accounting & Tax, P.A.

George E. Bomar  
Retired - Bomar Insurance Co.

William H. Bradshaw  
Bradshaw Automotive Group, Inc.

T. Walter Brashier  
T. Walter Brashier & Associates

Samuel P. Clayton  
Retired - BB&T

Gale B. Crawford  
Crawford Properties

Phinnize J. Fisher  
Superintendent  
Greenville County Schools

O.T. Hill  
Pastor  
Beaverdam Baptist Church

Tommie E. Reece  
Chairperson  
Greenville County School Board

March 27, 2008

Mr. M. Richbourg Roberson, Director  
State Budget and Control Board  
General Services Division  
1201 Main Street, Suite 420  
Columbia, SC 29201

Dear Mr. Roberson:

This letter provides information related to the construction of a new facility for the Brashier Middle College Charter High School; the leases, their purpose, and the benefits the College will receive as a result of this project.

Greenville Technical College (GTC) has accommodated the public Greenville Technical Charter High School (GTCHS) on its main campus since 1999. GTCHS's successful record of achievement has been recognized at both state and national levels. GTCHS has high (98 percent) graduation rates, and, since the GTCHS students are dually-enrolled at GTC, over 60 percent of the GTCHS students graduate with more than 24 hours of college credit from GTC.

The goal of the College is to duplicate, on our Brashier Campus, another successful public charter school. There are two primary objectives related to the associated leases. First, is to provide a facility with classrooms and specialty areas on the Brashier Campus to accommodate 400 Charter High School students during weekdays. There are currently 200 students in portable classrooms and there is no facility available to accommodate the anticipated 400 students when at full capacity. Second, is to provide space for GTC students for afternoon, evening and week-end classes. Continuing growth in that area of Greenville County will ensure increased evening and weekend enrollments. There are three lease agreements involved:

- 1) A "Ground Lease" from GTC (dba GT Public Facilities Corporation) to Brashier Charter LLC, a wholly owned subsidiary of the Greenville Tech Foundation, Inc.;
- 2) An "Operating Lease" for the facility between Brashier Charter LLC and GTC; and
- 3) A "Sub-Lease" between GTC and Brashier Middle College Charter High School (BMCCHS).

BMCCHS will pay 50 percent of the debt service payments as well as 50 percent of the operational expenses to GTC. GTC payments to Brashier Charter LLC will cover the debt service and, once the debt is paid, the LLC will transfer the building and improvements to GTC.

P.O. Box 5616  
Greenville, South Carolina  
29606-5616  
(864) 250-8000  
[www.greenvilletech.com](http://www.greenvilletech.com)

Page 2

March 27, 2008

Benefits to the College are many. The College serves about 75 percent of the 400 charter students through dual enrollment courses. The College will have access to classrooms, a media center, computer center, and other specialty areas when the Charter School is not in session. The Charter School is paying for 50 percent of the debt service and operational costs. And, as stated above, the College will own the building and all improvements when the debt is retired.

In consideration of this information, I respectfully request that the State Budget and Control Board approve the leases as presented.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Barton", written over a diagonal line that extends from the signature down towards the typed name.

Thomas E. Barton, President

B/c

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

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(1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;

(2) establishing standards for the quality and quantity of space to be leased by a requesting agency;

(3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:

(a) a nonappropriation for the renting agency,

(b) a dissolution of the agency, and

(c) the availability of public space in substitution for private space being leased by the agency;

(4) rejecting an agency's request for additional space or space at a specific location, or both;

(5) directing agencies to be located in public space, when available, before private space can be leased;

(6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 7, 2008

Regular Agenda

**1. Submitted by:**

- (a) Agency: General Services Division
- (b) Authorized Official Signature:

  
M. Richbourg Roberson, Director

**2. Subject:** Department of Health and Human Services Lease

**3. Summary Background Information:**

The Department of Health and Human Services (HHS) requests approval to continue leasing from AMOMMARC I, LLC and AAC Columbia Limited Partnership (Landlord), 145,831 square feet in the basement, mezzanine and "arcade" areas and on all 14 floors of the Jefferson Square building located at 1801 Main Street in Columbia. The leased space will house all administrative offices of HHS. HHS' current lease at the location expires June 30, 2008. The new lease was negotiated after a solicitation for space was made and proposed sites were visited. As a result of negotiations, HHS will save at least \$652,657.66 in the first year of the new lease compared with the current lease with Landlord. Comparables of similar state agency office space leased in the Columbia area are as follows:

Lease Date	Agency/Location	Rate
03/06	Lottery Commission 1333 Main Street	\$ 15.00
01/02	Worker's Compensation Commission 1612 Marion Street	\$ 16.25
10/07	Commission on Indigent Defense 1330 Lady Street	\$ 16.50

The lease term will be five years and will be effective on July 1, 2008. Rent will be \$182,288.75 per month or \$2,187,465.00 per year (\$15.00 per square foot annually) for the first year of the lease. Thereafter, rent increases by \$0.25 per square foot annually. In addition, HHS will pay \$188,573.86 annually for the use of 464 parking spaces in the parking garage located adjacent to the leased building. HHS will recoup up to \$55,680 annually in the parking fee from its employees. Landlord will make renovations to the building as requested by HHS of up to \$72,915.50 per year for each year of the lease. HHS is not responsible for any additional costs above the rent and parking fees to be paid. No option to purchase the property is included in the lease.

Operating cost increases are capped at five percent per year, beginning with the first year of the lease. Assuming operating expenses increase at five percent per year, the maximum rent over the term of the lease is as follows:

Year	Date	Base	Operating	Rate/SF	Rent	Rent & Parking
1	7/1/08	7.42	7.96	15.38	2,242,880.78	2,431,454.66
2	7/1/09	7.67	8.36	16.03	2,337,670.93	2,526,244.81
3	7/1/10	7.92	8.78	16.70	2,435,377.70	2,623,951.58
4	7/1/11	8.17	9.21	17.38	2,534,542.78	2,723,116.66
5	7/1/12	8.42	9.67	18.09	2,638,082.79	2,826,656.67
	Total				\$12,188,554.98	\$13,131,474.38
	Average			\$16.72	\$2,437,711.00	\$2,626,294.88

HHS has adequate funds for the lease according to a Budget Approval Form submitted April 23, 2008, which also includes a multi-year plan. Lease payments will be made from state appropriations; federal funding from the US Department of Health and Human Services; and funds collected from overpayments, fraud and abuse, and third party liability used to offset administrative costs as authorized by legislative provisos.

The space allocation of the new lease is 86,970 square feet for staff (549 FTEs at 158.42 square feet per FTE). The remaining 58,861 square feet is to be utilized for non-staff requirements such as storage, conference rooms, reception area, work areas, library, break room, computer server area and common areas. The building was constructed in or around 1970, and no environmental assessment has been performed on the subject property.

The lease was approved by Emma Forkner, Director of HHS and by Riprand Count Arco, Managing Member of AMOMMARC I, LLC and General Partner of AAC Columbia Limited Partnership.

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**4. What is JBRC asked to do?** Approve the proposed five year lease for the Department of Health and Human Services at the Jefferson Square building in Columbia.

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**5. What is recommendation of the General Services Division?** Approval of the proposed lease.

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**6. List of Supporting Documents:**

- (a) Letter from HHS dated April 17, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



State of South Carolina  
Department of Health and Human Services

Mark Sanford  
Governor

April 17, 2008

Emma Forkner  
Director

Mr. M. Richbourg Roberson, Director  
General Services Division  
South Carolina Budget and Control Board  
1201 Main Street, Suite 420  
Columbia, South Carolina 29201

Dear Mr. Roberson:

As you are aware, Regulation 19-447.1000 requires that leases which commit one million dollars or more in a five-year period be approved by the Budget and Control Board and reviewed by the Joint Board Review Committee.

The South Carolina Department of Health and Human Services (SCDHHS) administers the South Carolina Medicaid Program, which provides health care coverage for about one quarter of the population of South Carolina. The administrative offices of SCDHHS have been housed in leased office space at the current location at 1801 Main Street since August 14, 1984. The current lease expires June 30, 2008.

There is currently no state owned office space available that can accommodate SCDHHS. In order to determine whether other suitable commercial office space alternatives were available and to obtain the best value for the State, SCDHHS in coordination with the General Services Leasing Unit initiated a competitive solicitation on February 9, 2007. After the proposals were evaluated, the General Services Leasing Unit recommended that a second solicitation be initiated on October 12, 2007 to assure that no other alternatives had become available since the first solicitation and to assure that the best value was obtained for the State.

The result of both solicitations is that no alternative locations have proven to be suitable in accommodating current space necessities.

Therefore, SCDHHS is proposing to remain in the current location at 1801 Main Street, Columbia, SC for the term of this lease or until a new state facility can be either acquired or constructed.

Mr. M. Richbourg Roberson, Director  
April 17, 2008  
Page Two

The proposed lease with Jefferson Square Joint Venture is to begin July 1, 2008 for a term of five years with an expiration date of June 30, 2013. The rental rate begins at \$16.33 in the first year and averages \$16.83 over the term. Annual rent in the first year will be \$2,381,420.23 and the total rent over the five-year period will be \$12,274,537.73. It should be noted that the average proposed rental rate is a reduction of \$2.17 from the current rental rate and represents average annual savings of \$457,084.77.

The SCDHHS has secured the proposed lease through coordination with the General Services' Leasing Unit to obtain fair rate, terms and conditions. The state's process is designed to meet the requirement of Regulation 19-447.1000 and the proposed lease terms and conditions are consistent with the state standard lease. Adequate funds are available within the agency's budget, and a financial plan has been submitted.

Therefore, I respectfully request that the proposed lease with Jefferson Square Joint Venture be approved by the Budget and Control Board.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emma Forkner".

Emma Forkner  
Director

EF/wcm

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

- (1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.
- (3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.
- (4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.
- (5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

**SECTION 1-11-56. Program to manage leasing; procedures.**

The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:

- (1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;
- (2) establishing standards for the quality and quantity of space to be leased by a requesting agency;
- (3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:
  - (a) a nonappropriation for the renting agency,
  - (b) a dissolution of the agency, and
  - (c) the availability of public space in substitution for private space being leased by the agency;
- (4) rejecting an agency's request for additional space or space at a specific location, or both;
- (5) directing agencies to be located in public space, when available, before private space can be leased;
- (6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**February 9, 2008 through April 4, 2008**

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**Forwarded to JBRC 4/29/08**

<u>Item</u> 1.	<u>Agency:</u> H12 Clemson University	<u>Project:</u> 9884, Dining Hall/Post Office Demolition/ Construction	CHE Approval Date: 03/06/08 Committee Review Date: B&C Board Approval Date:
	<u>Action</u> <u>Proposed:</u> Establish Project for A&E Design Funding		
	Total budget..... \$600,000.00 [9] Other, Dining Services Revenue ..... \$600,000.00		
	<u>Purpose:</u> To begin design work to demolish and replace the Harcombe Dining Hall and the Post Office at Clemson. The work will include replacing two 50-year old buildings with one, approximately 76,000 square foot facility. The dining portion will include a board plan dining facility, a convenience store, and administrative offices for vendor and campus services' staff. The post office portion will replace inadequate postal operations located in the Student Union and the Dillard building in one facility. The existing buildings and infrastructure have outlived their useful lives and are not energy or space efficient. New facilities are needed to allow for development of a new Student Union in the near future.		
	<u>Ref:</u> Supporting document pages 1-3		
<u>Item</u> 2.	<u>Agency:</u> H12 Clemson University	<u>Project:</u> 9885, Doug Kingsmore Stadium Addition	CHE Approval Date: 04/23/08 Committee Review Date: B&C Board Approval Date:
	<u>Action</u> <u>Proposed:</u> Establish Project for A&E Design Funding		
	Total budget..... \$270,000 [9] Other, Private ..... \$270,000		
	<u>Purpose:</u> To begin design work for construction of approximately 1,000 additional seats and support facilities at Clemson's Doug Kingsmore Stadium. The work will also include construction of concession space, restrooms and sitework to provide adequate pedestrian and services access in the left outfield area of the stadium. The additional seats are needed because of the growing popularity of Clemson baseball and will be funded from private and Athletic Department sources.		
	<u>Ref:</u> Supporting document pages 4-7		

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Dining Services Revenue	600,000.00
Total Funds	600,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Private	270,000.00
Total Funds	270,000.00

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
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<u>Item</u> 3.	<u>Agency:</u> H15 College of Charleston	<u>Project:</u> 9637, 72 George Street Renovation	CHE Approval Date:	04/11/08
	<u>Action</u>		Committee Review Date:	
	<u>Proposed:</u> Establish Project for A&E Design Funding		B&C Board Approval Date:	
	Total budget.....	\$25,864.00	<u>Budget After Action Proposed</u>	
	[9] Other, Capital Improvement Project Funds.....	\$25,864.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To begin design work to renovate 72 George Street at the College of Charleston. The facility is a 3,736 square foot historic house that was constructed in 1837 and has been used as faculty offices for more than 30 years. The facility needs a complete renovation to address deferred maintenance. The work will include electrical and technology infrastructure upgrades, HVAC, plumbing and structural repairs, installing a new roof, addressing fire and life safety code compliance, restoring architectural features, and installing new interior finishes. When the renovation is completed, the facility will house Humanities and Social Sciences faculty offices.		Other, Capital Improvement Project Funds	25,864.00
			Total Funds	
	<u>Ref:</u> Supporting document pages 8-10			

<u>Item</u> 4.	<u>Agency:</u> H15 College of Charleston	<u>Project:</u> 9638, 74 George Street Renovation	CHE Approval Date:	04/11/08
	<u>Action</u>		Committee Review Date:	
	<u>Proposed:</u> Establish Project for A&E Design Funding		B&C Board Approval Date:	
	Total budget.....	\$27,844.00	<u>Budget After Action Proposed</u>	
	[9] Other, Capital Improvement Project Funds.....	\$27,844.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To begin design work to renovate 74 George Street at the College of Charleston. The facility is a 3,257 square foot historic house that was constructed in 1837 and has been used as faculty offices for more than 30 years. The facility needs a complete renovation to address deferred maintenance. The work will include electrical and technology infrastructure upgrades, HVAC, plumbing and structural repairs, installing a new roof, addressing fire and life safety code compliance, restoring architectural features, and installing new interior finishes. When the renovation is completed, the facility will house Humanities and Social Sciences faculty offices.		Other, Capital Improvement Project Funds	27,844.00
			Total Funds	27,844.00
	<u>Ref:</u> Supporting document pages 11-13			

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
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<u>Item</u> 5.	<u>Agency:</u> H59 State Board for Technical and Comprehensive Education	<u>Project:</u> 9993, Greenville - Student Center Renovation	CHE Approval Date:	03/11/08
			Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u>			
	<u>Proposed:</u> Establish Project for A&E Design Funding		<u>Budget After Action Proposed</u>	
	Total budget.....	\$150,000.00	<u>Source</u>	<u>Amount</u>
	[9] Other, Local .....	\$150,000.00	Other, Local	150,000.00
	<u>Purpose:</u> To begin design work to renovate and upgrade the Student Center at Greenville Tech. The 32,154 square foot building was constructed in 1984 when the colleges' enrollment was less than half its current size. The facility currently houses a small cafeteria and canteen area, college administrative offices, and student support services. The college plans to relocate college administrative functions to more suitable space and renovate the facility for student activity and meeting space to enhance student life.		Total Funds	150,000.00
	<u>Ref:</u> Supporting document pages 14-17			
<hr/>				
<u>Item</u> 6.	<u>Agency:</u> J12 Department of Mental Health	<u>Project:</u> 9709, Campbell VA Home Renovations	CHE Approval Date:	N/A
			Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u>			
	<u>Proposed:</u> Establish Project for A&E Design Funding		<u>Budget After Action Proposed</u>	
	Total budget.....	\$50,000.00	<u>Source</u>	<u>Amount</u>
	[9] Other, Medicaid .....	\$50,000.00	Other, Medicaid	50,000.00
	<u>Purpose:</u> To begin design work to make renovations to the Department of Mental Health's Campbell VA Home in Anderson. The work will include replacing the nurse call and HVAC systems, upgrading the security system to install security cameras on wards, and renovating the kitchen. The nurse call and HVAC systems have become difficult to maintain and support, the kitchen walls have deteriorated due to high moisture, and the security upgrade is needed to protect the clients and staff.		Total Funds	50,000.00
	<u>Ref:</u> Supporting document pages 18-20			

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<u>Item</u> 7.	<u>Agency:</u> N04 Department of Corrections	<u>Project:</u> 9690, Leath - Multi-Purpose Building Construction	CHE Approval Date:	N/A
	<u>Action</u>		Committee Review Date:	
	<u>Proposed:</u> Establish Project for A&E Design Funding		B&C Board Approval Date:	
			<u>Budget After Action Proposed</u>	
	Total budget.....	\$85,000.00		
	[5] Capital Reserve Fund.....	\$85,000.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To begin design work to construct a 6,000 square foot multi-purpose building at Leath Correctional Institution in Greenwood. The design will be a site adaptation of Corrections' prototypical multi-purpose facility, which is a pre-fabricated, metal building. The facility will include a workroom, an open area for assemblies and multi-faith activities, administrative space and restrooms. Leath does not have dedicated space in its facilities for these activities.		Capital Reserve Fund	85,000.00
			Total Funds	85,000.00
	<u>Ref:</u> Supporting document pages 21-23			
<hr/>				
<u>Item</u> 8.	<u>Agency:</u> P20 Clemson PSA	<u>Project:</u> 9543, John B. Pitner Center Laboratory Renovation	CHE Approval Date:	N/A
	<u>Action</u>		Committee Review Date:	
	<u>Proposed:</u> Establish Project for A&E Design Funding		B&C Board Approval Date:	
			<u>Budget After Action Proposed</u>	
	Total budget.....	\$130,000.00		
	[9] Other, PSA Generated Revenue.....	\$130,000.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To begin design work to renovate approximately 7,000 square feet of lab space in the Pitner Center at Clemson's Pee Dee Research and Education Center in Florence. The work in the labs will include installing new fume hoods, HVAC improvements and associated mechanical and electrical renovations. The labs were constructed in 1985 and no longer meet safety, performance and code requirements. The renovation is needed to support the mission of the Advanced Plant Technology program to improve yield and quality of traditional plants, produce protein-based products and improve crops for bio-fuel feedstock.		Other, PSA Generated Revenue	130,000.00
			Total Funds	130,000.00
	<u>Ref:</u> Supporting document pages 24-26			

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<u>Item</u> 9.	<u>Agency:</u> P20 Clemson PSA	<u>Project:</u> 9544, Regulatory Services/Turfgrass/PGM Facility Construction	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	N/A
	<u>Action</u> <u>Proposed:</u> Establish Project for A&E Design Funding			
	Total budget.....	\$1,000,000.00		
	[9] Other, PSA Generated Revenue .....	\$1,000,000.00		
	<u>Purpose:</u> To begin design work to construct a new facility for the Regulatory Services, Turf-grass Research and Education, Professional Golf Management, and Sustainable/Organic Agriculture programs at Clemson. The building will be approximately 34,000 feet and will include offices, labs, meeting and classroom spaces. The new facility is needed to address space needs and programmatic relationships, facilitate delivery of programs protecting man and the environment, foster synergy between the programs through co-location, and vacate leased space.			
	<u>Ref:</u> Supporting document pages 27-29			
<hr/>				
<u>Item</u> 10.	<u>Agency:</u> H18 Francis Marion University	<u>Project:</u> 9558, Center for the Performing Arts Construction	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	04/03/08
	<u>Action</u> <u>Proposed:</u> Establish Construction Budget for \$32,500,000.00			
			<u>Budget After Action Proposed</u>	
	(Add \$4,000,000.00 [6] Appropriated State)		<u>Source</u>	<u>Amount</u>
	(Add \$5,000,000.00 [9] Other, Private)			
	(Add \$3,000,000.00 [9] Other, City of Florence)		Appropriated State	11,000,000.00
	(Add \$2,500,000.00 [9] Other, Maintenance Reserve)		Other, Private	15,000,000.00
			Other, City of Florence	3,000,000.00
			Other, Maintenance Reserve	2,500,000.00
			Other, Florence Redevelopment Funds	1,000,000.00
	<u>Purpose:</u> To construct a 64,000 square foot Center for the Performing Arts for Francis Marion University in Florence. The project was established in September 2006 and design work is nearing completion. Based on current design cost estimates, additional funds are needed to proceed with construction and will be provided from multiple fund sources. The facility will house the University's fine arts programs, offices and classrooms and will include a 900-seat multi-purpose performance hall, a 100-seat experimental theater, flexible educational spaces, small exhibit spaces, a concessions area and ticket/box office. The agency reports the total projected cost of this project is \$32,500,000 and additional annual operating costs ranging from \$978,000 to \$1,037,560 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is July 2008 and for completion of construction is May 2010.		Total Funds	32,500,000.00
	<u>Ref:</u> Supporting document pages 30-37			

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Item 11. Agency: H24 South Carolina State University Project: 9560, Hodge Hall Renovation and Expansion

CHE Approval Date: 04/08/08

Action

Proposed: Establish Construction Budget for \$21,214,975.00

Committee Review Date:

B&C Board Approval Date:

Budget After Action Proposed

(Add \$920,000.00 [9] Other, Institutional Capital Project Funds)

Source

Amount

Purpose:

To complete renovations and construct a 52,000 square foot expansion to Hodge Hall at SC State. The project was established in 1996 to renovate the 1928 science building and modified in 1999 to include expansion when capital improvement bond funds were authorized for the project. Additional funds for the renovation and expansion were approved in August 2006. Design development is now complete and a March 2008 cost estimate indicates additional funds are needed to bid the project for construction. The expansion and renovation will provide needed lab and classroom space for Biology, Chemistry and Physics and will update facilities to improve the quality of Science Studies at the university. The agency reports the total projected cost of this project is \$21,214,975 and additional annual operating costs ranging from \$197,860 to \$209,909 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is July 2008 and for completion of construction is December 2009.

Capital Improvement Bonds	10,000,000.00
Institution Bonds	8,150,000.00
Federal	1,131,980.00
Other, Institutional Capital Project Funds	1,932,995.00
<b>Total Funds</b>	<b>21,214,975.00</b>

Ref: Supporting document pages 38-41

Item 12. Agency: H27 USC - Columbia Project: 6047, Sumwalt Trace Metal Laboratory Renovation

CHE Approval Date: 04/11/08

Action

Proposed: Establish Construction Budget for \$1,000,000.00

Committee Review Date:

B&C Board Approval Date:

Budget After Action Proposed

(Add \$900,000.00 [9] Other, Institutional Funds)

Source

Amount

Purpose:

To renovate approximately 1,260 square feet of space on the third floor of Sumwalt College at USC to house a new trace metal lab. The project was established in December 2007 for pre-design work, which has been completed, and USC requests approval to proceed with complete design and construction. The renovation will include construction of new walls, installation of new interior finishes, lab casework, fume hoods, and HVAC for a clean room, and required mechanical, electrical and plumbing modifications. The renovation is needed to provide specialized research and lab space for two new faculty members in the Department of Geological Sciences and the Marine Science program. The agency reports the total projected cost of this project is \$1,000,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is July 2008 and for completion of construction is January 2009.

Other, Institutional Funds	1,000,000.00
<b>Total Funds</b>	<b>1,000,000.00</b>

Ref: Supporting document pages 42-46

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<u>Item</u> 13.	<u>Agency:</u> H27 USC - Columbia	<u>Project:</u> 6048, Preston College HVAC Renovation	CHE Approval Date: 05/01/08 Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Construction Budget for \$4,000,000.00		
	(Add \$3,600,000.00 [9] Other, Housing Maintenance Reserve Funds)		
	<u>Purpose:</u> To renovate the HVAC system in the Preston College dormitory at USC. The project was established in January 2008 to begin design work and design estimates are now complete. USC wishes to proceed with approval of the project for complete design and construction. The HVAC renovation will include installing new dehumidification air handlers, chilled and hot water pumps, a new control system, and a catwalk to facilitate equipment maintenance and replacing the fan coil units and controls. The work will be done in phases over two summers and is needed to improve humidity control and provide simultaneous heating and cooling in the dorm. The agency reports the total projected cost of this project is \$4,000,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is June 2008 and for the completion of construction is August 2009.		
	<u>Ref:</u> Supporting document pages 47-52		
<u>Item</u> 14.	<u>Agency:</u> H59 State Board for Technical and Comprehensive Education	<u>Project:</u> 9897, Piedmont - Saluda County Extension Center Construction	CHE Approval Date: 03/06/08 Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Construction Budget for \$3,658,000.00		
	(Add \$1,500,000.00 [7] Federal) (Add \$1,500,000.00 [9] Other, Saluda County) (Add \$ 408,000.00 [9] Other, Local)		
	<u>Purpose:</u> To construct an approximately 16,000 square foot Saluda County Extension Center for Piedmont Technical College. The project was established in December 2004 to procure design services. Design development has been completed and the cost estimate was updated in February 2008. Piedmont Tech now requests approval to proceed with construction. The center will be built on ten acres of land donated by Saluda County in February 2008 and will be funded with Saluda County, federal and local funds. The center currently occupies four mobile units which do not meet code requirements, are in poor condition, are inadequate in size and do not meet the growth needs of the college. The agency reports the total projected cost of this project is \$3,658,000 and additional annual operating costs ranging from \$48,000 to \$52,920 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is July 2008 and for completion of construction is May 2009.		
	<u>Ref:</u> Supporting document pages 53-57		

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve Funds	4,000,000.00
Total Funds	4,000,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	1,500,000.00
Other, Saluda County	1,500,000.00
Other, Local	658,000.00
Total Funds	3,658,000.00

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Item	Agency	Project	CHE Approval Date:	03/03/08
15.	H59 State Board for Technical and Comprehensive Education	9979, Midlands - Lexington Hall Addition	Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u> <u>Proposed:</u> Establish Construction Budget for \$2,750,000.00		<u>Budget After Action Proposed</u>	
	(Add \$1,286,344.00 [6] Appropriated State)		<u>Source</u>	<u>Amount</u>
	(Add \$ 427,024.00 [9] Other, Local)			
	(Add \$ 36,632.00 [9] Other, Lottery Proceeds)		Appropriated State	1,286,314.00
			Other, Lottery Proceeds	1,036,632.00
			Other, Local	427,024.00
			Total Funds	2,750,000.00
	<u>Purpose:</u> To complete design work and construct a 10,175 square foot addition to Lexington Hall at Midlands Tech's Airport campus. The project was established in November 2006 to begin design for a 4,500 square foot building addition to meet the needs of the Allied Health program. The addition would include a large multi-use space for lectures, computer testing and teaching, flexible classroom spaces and a lab with patient simulators. Additional state funding for Allied Health has resulted in the addition of two multi-use science labs and ancillary spaces to the project scope, increasing the size to 10,175 square feet. The addition is needed because of growth in the number of students in lab sciences. The agency reports the total projected cost of this project is \$2,750,000 and additional annual operating costs ranging from \$37,245 to \$40,284 will result in the three years following project completion. The agency also reports that the projected date for execution of the construction contract is February 2009 and for completion of construction is February 2010.			
	<u>Ref:</u> Supporting document pages 58-64			
16.	H59 State Board for Technical and Comprehensive Education	9980, Orangeburg-Calhoun - Transportation and Logistics Center Construction	CHE Approval Date:	03/06/08
			Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u> <u>Proposed:</u> Establish Construction Budget for \$5,203,000.00		<u>Budget After Action Proposed</u>	
	(Add \$ 200,000.00 [6] Appropriated State)		<u>Source</u>	<u>Amount</u>
	(Add \$1,500,000.00 [7] Federal)			
	(Add \$3,278,000.00 [9] Other, Local)		Appropriated State	200,000.00
			Federal	1,500,000.00
			Other, Local	3,503,000.00
			Total Funds	5,203,000.00
	<u>Purpose:</u> To construct an approximately 25,000 square foot Transportation and Logistics Center at Orangeburg-Calhoun Tech. The project was established in November 2006 to procure design services for the building and design development is now complete. The college wishes to proceed with approval for construction based on current design cost estimates. The new building will house classrooms and labs for transportation and logistics programs including welding, forklift repair, refrigerated trailer repair, mechatronics, and truck driving and is needed to meet the demands of local industry and economic development initiatives in the area. Existing college facilities cannot accommodate the growth in these areas. The agency reports the total projected cost of this project is \$5,203,000 and additional annual operating costs ranging from \$33,000 to \$40,000 will result in the three years following project completion. The agency reports the projected date for execution of the construction contract is November 2008 and for completion of construction is December 2009.			
	<u>Ref:</u> Supporting document pages 65-72			

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<u>Item</u> 17.	<u>Agency:</u> H59 State Board for Technical and Comprehensive Education	<u>Project:</u> 9992, Spartanburg - Central Energy Plant 700-Ton Chiller Installation	CHE Approval Date: 03/21/08 Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Construction Budget for \$800,000.00		<u>Budget After Action Proposed</u>
			<u>Source</u> <u>Amount</u>
	Total budget.....	\$800,000.00	
	[9] Other, Local .....	\$800,000.00	Other, Local 800,000.00
			Total Funds 800,000.00
	<u>Purpose:</u> To expand the capacity of the Central Energy Facility at Spartanburg Community College with the installation of a new 700-ton chiller. After the new library and classroom facility was completed in 2006, an engineering study identified an approximately 575-ton deficiency at the energy facility for efficient operating capacity for the campus. Additional capacity is also needed to support a planned 60,000 square foot academic building to be constructed in the next few years. A recent engineering cost estimate has been completed and addresses the cost of a 700-ton chiller to meet both needs. The agency reports the total projected cost of this project is \$800,000 and additional annual operating costs of \$10,132 will result in the three years following project completion. The agency also reports that the projected date for execution of the construction contract is June 2008 and for completion of construction is October 2008.		
	<u>Ref:</u> Supporting document pages 73-75		
<u>Item</u> 18.	<u>Agency:</u> J16 Disabilities and Special Needs	<u>Project:</u> 9797, Midlands Center - Dorms and Gym Upgrades/Renovations	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Construction Budget for \$898,507.27		<u>Budget After Action Proposed</u>
	(Add \$211,008.27 [4] Excess Debt Service)		<u>Source</u> <u>Amount</u>
			Excess Debt Service 898,507.27
			Total Funds 898,507.27
	<u>Purpose:</u> To award the low bid to renovate the gym at DDSN's Midlands Center. The project was established in May 2006 to renovate dorms and the gym at Midlands Center. The dorm renovations are complete and design estimates indicated sufficient funds remained to renovate the gym restrooms and locker rooms. Bids were received in March 2008 and all exceeded the existing budget. In addition, work on the gym HVAC, fire alarm and lighting systems, originally to be done under other Midlands Center projects, will be included in the scope of this project to achieve funding and operational efficiencies. Funds to meet the low bid are being transferred from four existing Midlands Center projects. The agency reports the total projected cost of this project is \$898,507 and no additional annual operating costs will result from the project. The agency also reports that the projected date for execution of the construction contract is June 2008 and for completion of construction is October 2008.		
	<u>Ref:</u> Supporting document pages 76-80		

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<u>Item</u> 19.	<u>Agency:</u> P24 Department of Natural Resources	<u>Project:</u> 9913, Newberry/Laurens - Belfast Tract Land Acquisition	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Project for Preliminary Land Studies		
			Budget After Action Proposed
	Total budget.....	\$30,000.00	
	[9] Other, Heritage Land Trust .....	\$30,000.00	
	<u>Purpose:</u>	To procure the professional studies required to adequately evaluate property prior to purchase. DNR is considering the purchase of 4,664 acres of land along the Little River near Clinton. The tract is located in an area where DNR owns little property and will be used to create a conservation corridor and provide public recreational opportunities. The property will be purchased in two phases. Phase I, consisting of 2,229 acres, will be purchased with a Federal Forest Legacy grant, a Conservation Bank grant and Heritage Land Trust Funds. The purchase of Phase II, consisting of 2,435 acres, will be dependent on whether additional funds can be raised to complete the project.	
	<u>Ref:</u>	Supporting document pages 81-85	
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<u>Item</u> 20.	<u>Agency:</u> P24 Department of Natural Resources	<u>Project:</u> 9914, Lancaster - Cloninger Tract Land Acquisition	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:
	<u>Action Proposed:</u> Establish Project for Preliminary Land Studies		
			Budget After Action Proposed
	Total budget.....	\$20,000.00	
	[9] Other, Heritage Land Trust .....	\$20,000.00	
	<u>Purpose:</u>	To procure the professional studies required to adequately evaluate property prior to purchase. The Department of Natural Resources is considering the purchase of approximately 211 acres of land adjoining the Forty Acre Rock Heritage Preserve and Wildlife Management Area in Lancaster County. The property is a forested, undeveloped area that provides habitat for wildlife species and contains streams and granite outcrops. The proposed source of funds for the acquisition is Heritage Land Trust Funds.	
	<u>Ref:</u>	Supporting document pages 86-89	

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<u>Item</u> 22.	<u>Agency:</u>	H59 State Board for Technical and Comprehensive Education	<u>Project:</u>	9994, Tri-County - Pickens County Land Acquisition	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	04/03/08
	<u>Action Proposed:</u>	Final Land Acquisition				
					<u>Budget After Action Proposed</u>	
		Total budget.....	\$1,135,000.00		<u>Source</u>	<u>Amount</u>
		[9] Other, Local .....	\$1,135,000.00		Other, Local	1,135,000.00
					Total Funds	1,135,000.00
	<u>Purpose:</u>	To purchase 37.51 acres of land near Easley to develop a branch campus for Tri-County Technical College in Pickens County. The new site is needed to provide access to higher education for students in the college's service area and to meet the demands of area business and industry. Pickens County has 32% of the population and 24% of Tri-County's student enrollment. The population is expected to grow from 110,000 to 125,000 between 2000 and 2015. The property has been appraised for \$1,125,000 and the seller, Pickens County, has agreed to sell for that amount. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. The agency reports the total projected cost of this project is \$1,135,000 and no additional annual operating costs will result from the acquisition.				
	<u>Ref:</u>	Supporting document pages 101-113				

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<u>Item</u> 23.	<u>Agency:</u> F03 Budget and Control Board	<u>Project:</u> 9864, 1 National Guard Road Adjutant General Building Acquisition	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	N/A
	<u>Action Proposed:</u> Final Land Acquisition		<u>Budget After Action Proposed</u>	
	(Add \$1.00 [9] Other, Depreciation Reserve)		<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To acquire a 54,000 square foot building and six acres of land leased since 1986 by the Budget and Control Board for the Office of the Adjutant General. The lease includes an option to purchase the building and land for \$1.00 upon making 240 lease payments. The last payment was made in December 2007 and the Board wishes to exercise the option to acquire the property for \$1.00. The Office of the State Budget has reviewed the environmental study and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this project is \$15,001, which includes the cost of the required investigative studies, and no additional annual operating costs will result from the acquisition.		Other, Depreciation Reserve	15,001.00
			Total Funds	15,001.00
	<u>Ref:</u> Supporting document pages 114-121			
<u>Item</u> 24.	<u>Agency:</u> P28 Parks, Recreation and Tourism	<u>Project:</u> 9704, Musgrove Mill State Historic Site Acquisition	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	N/A
	<u>Action Proposed:</u> Final Land Acquisition		<u>Budget After Action Proposed</u>	
	<u>Purpose:</u> To accept the donation of approximately 2.6 acres of land adjacent to the Musgrove Mill State Historic Site in Spartanburg County. The land will be used for construction of a trailhead parking lot at the historic site. The Office of State Budget has reviewed the environmental study and approves its use in granting this request. The agency reports the total projected cost of this project, including investigative studies, is \$5,000 and no additional annual operating costs will result from the acquisition.		<u>Source</u>	<u>Amount</u>
			Appropriated State	5,000.00
			Total Funds	5,000.00
	<u>Ref:</u> Supporting document pages 122-129			

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Item 25.     Agency: R60 Employment Security Commission     Project: 9525, ESC - Dorchester County Land Swap

Action

Proposed: Final Land Acquisition

Purpose: To swap 4.5 acres of land owned by the Employment Security Commission for 5.39 acres owned by Dorchester County, all in an industrial park near Summerville. The property ESC will acquire is contiguous to land the agency already owns and will use for construction of a One Stop Resource Center to serve job seekers and employers in Dorchester County. The 4.5 acres ESC will swap is appraised at \$320,000 and the 5.39 acres ESC will acquire is appraised at \$336,000. The Office of State Budget has reviewed the appraisals and environmental study and approves their use in granting this request. The agency reports the total projected cost of this project is \$15,000 and no additional annual operating costs will result from this request.

Ref: Supporting document pages 130-143

CHE Approval Date: N/A  
Committee Review Date:  
B&C Board Approval Date:

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Contingency Assessment	15,000.00
Total Funds	15,000.00

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<u>Item</u> 26.	<u>Agency:</u> J16 Disabilities and Special Needs	<u>Project:</u> 9716, Midlands - First Midlands Dorms Sprinklers and Renovations	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	N/A
	<u>Action</u> <u>Proposed:</u> Decrease budget from \$1,117,000.00 to \$1,041,256.73		<u>Budget After Action Proposed</u>	
	(Subtract \$75,743.27 [4] Excess Debt Service)		<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To close the project and transfer remaining funds to project J16-9797, Midlands Center - Dorms and Gym Upgrades/Renovations.		Excess Debt Service	1,041,256.73
			Total Funds	1,041,256.73
	<u>Ref:</u> Supporting document pages 144-145			
<u>Item</u> 27.	<u>Agency:</u> J16 Disabilities and Special Needs	<u>Project:</u> 9753, Midlands Center - Fire Alarm System Replacement	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	N/A
	<u>Action</u> <u>Proposed:</u> Decrease budget from \$100,000.00 to \$40,000.00		<u>Budget After Action Proposed</u>	
	(Subtract \$60,000.00 [4] Excess Debt Service)		<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To transfer needed funds to project J16-9797, Midlands Center - Dorms and Gym Upgrades/Renovations.		Excess Debt Service	40,000.00
			Total Funds	40,000.00
	<u>Ref:</u> Supporting document pages 146-147			

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<u>Item</u> 28.	<u>Agency:</u> J16 Disabilities and Special Needs	<u>Project:</u> 9758, Midlands Center - Exterior and Interior Lighting Replacement	CHE Approval Date:	N/A
			Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u>		<u>Budget After Action Proposed</u>	
	<u>Proposed:</u> Decrease budget from \$271,000.00 to \$263,965.00			
	(Subtract \$7,035.00 [4] Excess Debt Service)		<u>Source</u>	<u>Amount</u>
			Excess Debt Service	263,965.00
	<u>Purpose:</u> To close the project and transfer remaining funds to project J16-9797, Midlands Center - Dorms and Gym Upgrades/ Renovations.		Total Funds	263,965.00
	<u>Ref:</u> Supporting document pages 148-149			
<u>Item</u> 29.	<u>Agency:</u> J16 Disabilities and Special Needs	<u>Project:</u> 9760, Midlands Center - Program Building Accessibility Upgrade	CHE Approval Date:	N/A
			Committee Review Date:	
			B&C Board Approval Date:	
	<u>Action</u>		<u>Budget After Action Proposed</u>	
	<u>Proposed:</u> Decrease budget from \$100,000.00 to \$31,770.00			
	(Subtract \$68,230.00 [4] Excess Debt Service)		<u>Source</u>	<u>Amount</u>
			Excess Debt Service	31,770.00
	<u>Purpose:</u> To close the project and transfer remaining funds to project J16-9797, Midlands Center - Dorms and Gym Upgrades/ Renovations.		Total Funds	31,770.00
	<u>Ref:</u> Supporting document pages 150-151			